

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**2023 LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN**  
**February 8<sup>th</sup>, 2023**  
*Agenda*

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

6:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance.

**MEETING GUIDELINES**

The following guidelines apply to today's Planning and Zoning Board Meeting:

- Any person, whether participating via the web platform, telephonic conferencing or physical presence at City Hall, interested in making comments or posing questions on any item on the agenda, may do so during the meeting.
- Members of the public may hear the meeting live through telephonic conferencing using any telephone or cellular phone service. A smart device or computer are not necessary to participate in the meeting if you join by phone.
- All persons participating via the web platform will be muted during the meeting until called upon to be heard. Participation through Zoom requires a computer or smart mobile device with a microphone and web camera. The participant may elect to participate in the meeting using audio only or appear through both audio and video. The video function of all participants appearing through video will be turned off until called upon to be heard.

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

Roll Call.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.**

**SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.**

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, FEBRUARY 14<sup>TH</sup>, 2023.**

**LU-1. Small Scale Map Amendment** from Industrial to Commercial. Property is located at **7551 West 4<sup>th</sup> Avenue**, Hialeah, zoned M-1 (Industrial District).  
**Applicant: Alejandro J. Arias, Esq., on behalf of Prestige 7551, LLC**

**LU-2. Small Scale Map Amendment** from Low-Density Residential to Medium-Density Residential. Property is located at **1797 West 1<sup>st</sup> Avenue**, Hialeah, zoned R-1 (One-Family District).  
**Applicant: Ceasar Mestre, Esq.**

**LU-3. Small Scale Map Amendment** from Industrial to Commercial. Properties are located at **455 East 10<sup>th</sup> Avenue and Folio No. 04-3117-000-0148**, Hialeah, zoned M-1 (Industrial District).  
**Applicant: Ceasar Mestre, Esq.**

**LU-4. Small Scale Map Amendment** from Residential Office to Commercial. Properties are located at **218 East 49<sup>th</sup> Street and 226 East 49<sup>th</sup> Street**, Hialeah, zoned R-1 (One-Family District) and RO (Residential Office).  
**Applicant: Ceasar Mestre, Esq.**

**LU-5. Small Scale Map Amendment** from Low-Density Residential to Transit Oriented Development District. Properties are located at **901 East 26<sup>th</sup> Street, 911 East 26<sup>th</sup> Street, 921 East 26<sup>th</sup> Street, 931 East 26<sup>th</sup> Street, 941 East 26<sup>th</sup> Street, 951 East 26<sup>th</sup> Street, 961 East 26<sup>th</sup> Street, 971 East 26<sup>th</sup> Street, 983 East 26<sup>th</sup> Street, 906 East 27<sup>th</sup> Street, 910 East 27<sup>th</sup> Street, 912 East 27<sup>th</sup> Street, 922 East 27<sup>th</sup> Street, 932 East 27<sup>th</sup> Street, 950 East 27<sup>th</sup> Street, 962 East 27<sup>th</sup> Street, 980 East 27<sup>th</sup> Street, 984 East 27<sup>th</sup> Street, and 990 East 27<sup>th</sup> Street**, Hialeah, zoned R-1 (One-Family District).  
**Applicant: Metro Parc Hialeah II, LLC**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

6. Old Business.
7. New Business.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8008 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

**If you decide to appeal any decision made by the board, with respect to any matter considered at the meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**HIALEAH PLANNING AND ZONING BOARD MEETING- FEBRUARY 8<sup>TH</sup>, 2023**

**NEXT PLANNING AND ZONING BOARD MEETING:  
WEDNESDAY, FEBRUARY 22<sup>ND</sup>, 2023 AT 6:00 P.M.**